



TOPOGRAPHIC SURVEY OF LOT 5 AND PART OF LOTS 6 AND BLOCK 2 REGISTERED PLAN 29 AND LOT 88 AND PART OF LOTS 40 & 41 REGISTERED PLAN 49 CITY OF OTTAWA SCALE 1:400 FAIRLAW, MOFFATT & WOODLAND LIMITED ONTARIO LAND SURVEYORS

**ELEVATION NOTES**  
 1. Elevations shown are referred to geoid datum.  
 2. It is the responsibility of the user of this information to verify that job benchmark has not been altered or disturbed and that its relative elevation and description agree with the information shown on this drawing.

**UTILITY NOTES**  
 1. This drawing cannot be considered as an acknowledgment of the utility and it is the responsibility of the user to contact the respective utility authorities for confirmation.  
 2. A field location of underground plan for the permanent utility authority is necessary before any work involving grading, boring, excavating, etc.  
 3. Underground utilities shown on this plan are derived from City of Ottawa Department of Public Works and Services utility drawings reference 0.18.02, 0.18.03 and 0.18.04.

**GENERAL NOTES**  
 1. Refer to Landscaping drawings for information on trees to be retained.  
 2. Refer to Civil drawings for existing services and new service connections, and new grading and drainage information.

**EXISTING MOTEL INFORMATION:**  
 GROSS FLOOR AREA OF ALL EXISTING BUILDINGS: 5,916.07 m<sup>2</sup>  
 NUMBER OF PARKING SPACES EXISTING: 114 units

**ZONING INFORMATION BUILDING 'F' 112 Montreal Road**  
**PLANNED UNIT DEVELOPMENT REQUIREMENTS:**  
 MIN. TRADITIONAL MAIN STREET FRONTING MONTREAL ROAD (ADJOINING TWO (4)S)  
 MIN. LOT WIDTH REQUIRED: N/A  
 MIN. LOT AREA REQUIRED: N/A  
 MAX. BUILDING HEIGHT: 20.00 m (NOT MORE THAN 6 STOREYS)  
 PROPOSED NEW BUILDING HEIGHT: 24.00 m (TOP OF PROJECTION ROOF MEMBRANE) PROPOSED TO 0.15 m FLOOR FINISH (MIN. CLEARANCE: 2.00 m)  
 MIN. FRONT YARD SETBACK: 0.50 m  
 MIN. REAR YARD SETBACK: N/A  
 MIN. INTERIOR SIDE YARD SETBACK: 1.2 m  
 PROPOSED NEW BUILDING INTERIOR SIDE YARD SETBACK: 1.2 m

**DEVELOPMENT INFORMATION BUILDING 'F' - PROPOSED MIXED USE GROUND FLOOR**  
 PROPOSED GROUND FLOOR G.A. RETAIL: 3,258.17 m<sup>2</sup> (34,900 sq. ft.)  
 TOTAL GROUND FLOOR G.A.: 4,146.33 sq. ft. (407,000 sq. ft.)  
 RESIDENTIAL CORRIDOR: 1 - 100 sq. ft. (9,501 sq. ft.)

**PROPOSED RESIDENTIAL:**  
 PROPOSED RESIDENTIAL G.F.A. - FLOORS 2 - 8: 1,800 sq. ft.  
 PROPOSED RESIDENTIAL FLOORS 2 - 8: 1 UNITS FLOOR - 18 UNITS  
 TOTAL RESIDENTIAL G.F.A. - GROUND FLOOR: 4,146.33 sq. ft. (407,000 sq. ft.)  
 FLOOR 2S - 0.90 m (2.95 ft.) x 1.80 m (5.91 ft.)  
 TOTAL: 18 UNITS x 1.80 m (5.91 ft.) x 2.95 ft. = 95.82 sq. ft.

**LANDSCAPED AREA - PROPOSED:**  
 MIN. LANDSCAPED AREA: 140 m<sup>2</sup> (1498 sq. ft.)

**REQUIRED PARKING:**  
 MIN. RESIDENT PARKING STALLS REQUIRED: 0.5 STALLS/DWELLING UNIT  
 MIN. VISITOR PARKING STALLS REQUIRED: 0.2 STALLS/DWELLING UNIT  
 RESIDENTIAL PARKING: 502 UNITS x 0.5 STALLS/UNIT = 251 STALLS  
 VISITOR PARKING: 100 UNITS x 0.2 STALLS/UNIT = 20 STALLS  
 TOTAL REQUIRED: 271 STALLS  
 TOTAL PROVIDED: 271 STALLS

**PROVIDED PARKING:**  
 ON-GRADE PARKING: 12 STALLS  
 GARAGE PARKING LEVEL 1: 24 STALLS  
 GARAGE PARKING LEVEL 2: 24 STALLS  
 TOTAL PROVIDED: 60 STALLS

**PROPOSED BICYCLE PARKING:**  
 PROPOSED BICYCLE PARKING STALLS REQUIRED: 500 UNITS x 0.5 STALLS/UNIT = 250 STALLS  
 BICYCLE STALLS PROVIDED PARKING LEVEL ONE: 200 STALLS  
 BICYCLE STALLS PROVIDED PARKING LEVEL TWO: 200 STALLS  
 TOTAL PROVIDED: 400 STALLS

**AMENITY AREA CALCULATIONS - PROPOSED:**  
 CALCULATED ZONE IN ACCORDANCE WITH CITY OF OTTAWA BY LAW 2009-200 CONSOLIDATION, SECTION 137 - AMENITY AREA  
 TOTAL AMENITY AREA REQUIRED:  
 RESIDENTIAL: 15 UNITS x 6.0 sq. ft./unit = 90.0 sq. ft.  
 COMMERCIAL: 50% OF GROSS FLOOR AREA = 2,074.17 sq. ft.  
 TOTAL AMENITY AREA REQUIRED: 2,164.17 sq. ft.  
 AMENITY AREA PROVIDED:  
 RESIDENTIAL: 15 UNITS x 6.0 sq. ft./unit = 90.0 sq. ft.  
 COMMERCIAL: 1,956.17 sq. ft. (2,000 sq. ft.)  
 TOTAL AMENITY AREA PROVIDED: 2,046.17 sq. ft.

No.	DESCRIPTION	DATE	VPC
1	ISSUED FOR DESIGN REVIEW	14/08/27	VPC

**REVISIONS**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

DATE	DRAWN	DATE	CHECKED	DATE PRINTED
	VJM	2014	V.P.C.	2014 08 27

**VINCENT P. COLIZZA ARCHITECT INCORPORATED**

MONTREAL RD RES.TOWERS  
 112 MONTREAL ROAD  
 OTTAWA, ONTARIO

DWG. TITLE	SITE PLAN	
SCALE	1:400	DWG. NO.
PROJ. NO.	2912	A010

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATINGS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO VINCENT COLIZZA ARCHITECT INC. IMMEDIATELY.

ANY REVISIONS TO THE DOCUMENTS OR CHANGES PRIOR TO, DURING, OR AFTER CONSTRUCTION THAT ARE DONE WITHOUT WRITTEN AUTHORIZATION FROM VINCENT COLIZZA ARCHITECT INC. WILL NOT BE THE RESPONSIBILITY OF VINCENT COLIZZA ARCHITECT INC.

THIS DRAWING, IN ALL FORMS, ELECTRONIC OR HARD COPY IS THE EXCLUSIVE PROPERTY OF VINCENT COLIZZA ARCHITECT INC. AND MUST NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. COPYRIGHT ©